

15, 16

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: MIKE MILILLO, CSBA, SENIOR PLANNER

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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: APRIL 2, 2014

SUBJECT: A. GP14-03: REQUEST FOR MINOR GENERAL PLAN AMENDMENT

TO CHANGE THE LAND USE CLASSIFICATIONS OF

APPROXIMATELY 3.15 ACRES OF REAL PROPERTY (PARCEL 304-77-004F AND PARCEL 304-77-008C) GENERALLY LOCATED

NORTH OF CHANDLER HEIGHTS ROAD AND EAST OF

GREENFIELD ROAD FROM 0.93 ACRES OF RESIDENTIAL 2-3.5

DU/ACRE AND APPROXIMATELY 2.22 ACRES OF

PARKS/RETENTION (P/R) LAND USE CLASSIFICATION TO 0.93

ACRES OF PARKS/RETENTION (P/R) AND 2.22 ACRES OF RESIDENTIAL 2-3.5 DU/ACRE LAND USE CLASSIFICATION;

AND

B. Z14-05: REQUEST TO REZONE APPROXIMATELY 3.15 ACRES OF REAL PROPERTY (PARCEL 304-77-004F AND PARCEL 304-77-008C) GENERALLY LOCATED NORTH OF CHANDLER HEIGHTS ROAD AND EAST OF GREENFIELD ROAD FROM 0.93 ACRES OF MARICOPA COUNTY RURAL 43 (R43) ZONING DISTRICT AND 2.22 ACRES OF TOWN OF GILBERT PUBLIC FACILITY/ INSTITUTIONAL (PF/I) ZONING DISTRICT TO 0.93 ACRES OF TOWN OF GILBERT PUBLIC FACILITY/ INSTITUTIONAL (PF/I) ZONING DISTRICT AND 2.22 ACRES OF TOWN OF GILBERT SINGLE FAMILY RESIDENTIAL- 43 (SF-43) ZONING DISTRICT.

STRATEGIC INITIATIVE:

Community Livability

The rezoning will permit public facility uses on County Flood Control District Parcel 304-77-004F and residential uses on privately owned Parcel 304-77-008C.

RECOMMENDED MOTION

- A. MOVE TO RECOMMEND TO TOWN COUNCIL APPROVAL OF GP14-03, A MINOR GENERAL PLAN AMENDMENT; AND
- B. FOR THE REASONS SET FORTH IN THE STAFF REPORT, MOVE TO RECOMMEND APPROVAL TO THE TOWN COUNCIL FOR Z14-05, AS REQUESTED, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

APPLICANT/OWNER

Town of Gilbert Frank Valdez

2574 E Camina Plata Gilbert, AZ 85298 602-703-8469

Frank@FrankValdez.com

Town of Gilbert Dianna Cunningham

Flood Control District, Maricopa County

2801 W Durango Phoenix AZ 85009 602-506-4748

dic@mail.maricopa.gov

BACKGROUND/DISCUSSION

Overview

Two parcels (304-77-008C & 304-77-004F), which are adjacent to the Roosevelt Water Conservation District (RWCD) Flood Canal, require amended land use classifications and rezoning to reflect their actual ownership and use. The northerly narrow parcel is owned by the County Flood Control District (FCD) and should be labeled with a Parks/Retention land use classification and rezoned Public Facility/Institutional (PF/I), while the southerly parcel formerly owned by the FCD has been deeded to a private property owner for residential use and should be labeled with a Residential > 2-3.5 (R>2-3.5) land use classification and rezoned to SF-43.

This General Plan Amendment will correct inaccuracies in the General Plan land use classifications and correctly reflect existing land uses. The effect of the rezoning will be to permit public facility uses on parcel 304-77-004F and residential uses on parcel 304-77-008C.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Parks/ Retention (P/R)	Public Facility/Institutional (PF/I),
		SF-7 and SF-43
South	Residential 2-3.5 (R2-3.5)	SF-35 and SF-43
East	Residential 2-3.5 (R2-3.5)	SF-35 and SF-43
West	Parks/ Retention (P/R)	Public Facility/Institutional (PF/I)
Site	Parks/ Retention (P/R) and Residential	County R-43, Public
	2-3.5 (R2-3.5)	Facility/Institutional (PF/I)

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no comment from the public.

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

- 1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
- 2. All required public notice has been conducted in accordance with applicable state and local laws.
- 3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
- 4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It places the correct zoning on properties that reflect the land use.

STAFF RECOMMENDATION

- **A.** Recommend to the Town Council approval of GP14-03 to change the land use classification for approximately 0.93 acres of real property (Parcel 304-77-004F) generally located north of Chandler Heights Road and east of Greenfield Road from Residential > 2-3.5 DU/Acre to Parks/Retention (P/R) land use classification and approximately 2.22 acres of real property (Parcel 304-77-008C) generally located north of Chandler Heights Road and east of Greenfield Road from Parks/Retention (P/R) to Residential > 2-3.5 DU/Acre land use classification; and
- **B.** For the following reasons: the development proposal conforms to the intent of the General Plan and can be coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval to the Town Council for Z14-05, a request to rezone approximately 0.93 acres of real property (Parcel 304-77-004F) generally located north of Chandler Heights Road and east of Greenfield Road from Maricopa CountyRural-43 zoning district to Town of Gilbert Public Facility/Institutional (PF/I) zoning district and approximately 2.22 acres of real property (Parcel 304-77-008C) from Town of Gilbert Public Facility/ Institutional (PF/I) to Single Family Residential 43 (SF-43) zoning district.

Respectfully submitted,

Mike Milillo Senior Planner

Attachments:

Attachment 1: Notice of Public Hearing

Attachment 2: Aerial Photo Attachment 3: Zoning Exhibit

GP14-03 / Z14-05

Notice of Public Her Attachment 1: Notice of Public Hearing April 2, 2014

PLANNING COMMISSION DATE:

TOWN COUNCIL DATE:

Wednesday, April 2, 2014* TIME: 6:00 PM Thursday, May 1, 2014* TIME: 7:00 PM

LOCATION: Gilbert Municipal Center

50 E. Civic Center Drive Gilbert, Arizona 85296

* Call Planning Department to verify date and time: (480) 503-6700

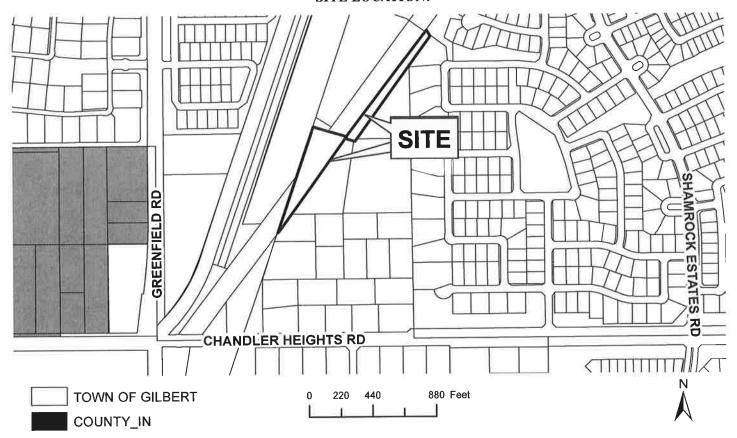
REQUESTED ACTION:

* The application is available for public review at the Town of Gilbert Development Services division M-Th-7:00-6:00.

GP14-03: Request for a Minor General Plan amendment to change the land use classification of approximately .93-acres of real property (Parcel 304-77-004F) generally located north of Chandler Heights Road and east of Greenfield Road from Residential 2-3.5 DU/Acre to Parks/Retention (P/R) land use classification and approximately 2.22-acres of real property (Parcel 304-77-008C) generally located north of Chandler Heights Road and east of Greenfield Road from Parks/Retention (P/R) to Residential 2-3.5 DU/Acre land use classification. The effect of this amendment will be to correct errors in the General Plan land use classifications and correctly reflect existing uses.

Z14-05: A request to rezone approximately .93 acres of real property (Parcel 304-77-004F) generally located north of Chandler Heights Road and east of Greenfield Road from Maricopa CountyRural-43 zoning district to Town of Gilbert Public Facility/Institutional (PF/I) zoning district and approximately 2.22-acres of real property (Parcel 304-77-008C) from Town of Gilbert Public Facility/ Institutional (PF/I) to Single Family Residential - 43 (SF-43) zoning district. The effect of the rezoning will be to permit public facility uses on Parcel 304-77-004F and residential uses on Parcel 304-77-008C.

SITE LOCATION:



APPLICANT: Town of Gilbert **CONTACT: Michael Milillo**

ADDRESS: 90 East Civic Center Drive

Gilbert, AZ 85296

TELEPHONE: 480-503-6747 FAX: 480-503-6170

EMAIL: Michael.Milillo@gilbertaz.gov

Attachment 2: Aerial Pho April 2, 2014



GP14-03 / Z14-05
Attachment 3: Zoning Exhibit

ZONING EXHIBIT Z14-05 April 2, 2014

NEC OF GREENFIELD AND CHANDLER HEIGHTS

